



City of Carmel

MINUTES
Carmel Board of Zoning Appeals
Hearing Officer
Monday, October 26, 2009
5:30 pm
Caucus Rooms

Present: Kent Broach, Hearing Officer
Connie Tingley, Recording Secretary

Staff members in attendance: Rachel Boone, Planning Administrator

Public Hearing:

1d. Kingsborough Parcel TABLED

The applicant seeks the following development standards variance approval:

Docket No. 09100001V 5.04.03.E.1 Reduced lot width

The site is located at on West 141st Street east of Ivybridge Drive, and is zoned S1/Single-Family Residential.
Filed by Jeff Reasner for Kingsborough LLC.

2d. Meridian Corporate Plaza III – Signage

The applicant seeks the following development standards variance approvals:

Docket No. 09090014V 25.07.02-10 (b) Number of signs

The site is located at 501 Pennsylvania Parkway. It is zoned B-5 & B-6 within the US 31 Overlay Zone.
Filed by Steve Granner of Bose McKinney and Evans on behalf of the owner.

Present for Petitioner:

Steve Granner, Bose McKinney and Evans

- Allow 4th sign on easternmost building along I-465
- Same variance last year for 4th sign on western building
- Two buildings are similar
- 75.53 square feet in unused footage for 4th sign
- 4th sign probably on southeast corner on east façade; facing College Avenue

Public Hearing closed

Department Report:

Rachel Boone

- Utilize all square footage granted by previous variance
- 75.53 square feet unused
- Same as other buildings in complex

Department recommended positive consideration

Discussion:

- Condition of approval: No individual sign exceed 100 square feet
- Follow original sign criteria for square footage, size, style, etc.
- Each building had ten possible sign locations

Action: Mr. Broach APPROVED Docket No. 09090014 V, Meridian Corporate Plaza III – Number of signs.

3d. Cherry Creek Estates Model Homes

The applicant seeks the following development standards variance approval:

Docket No. 09090002 V Section 25.16.02 Model homes permitted beyond 36-month maximum limit

The sites are located at 5868, 5834 and 5840 Cherry Creek Boulevard, and are zoned S1/Single-family residential.

Filed by Ted Kattmann of Del Webb for Pulte Homes of Indiana.

Present for Petitioner:

Jon Dobosiewicz, Nelson & Frankenberger and Ted Kattmann, Pulte Homes Group

- Extending time period for use of model home facility
- Aerial site map of development with location of vacant lots and model homes
- Extend to 36 months, allowing 6 month extensions
- Subdivision 360 lots with 50 to 60 vacant lots to be built
- Elimination of model homes would present difficulty in marketing

Public Hearing closed

Department Report:

Rachel Boone

- Understand need of model homes for new clients
- Extend until homes are built out; 36 months with 6 month extensions

Department recommended positive consideration

Action: Mr. Broach APPROVED Docket No. 09090002 V, Cherry Creek Estates Model Homes – Model homes permitted beyond 36-month maximum limit, with 6-month extensions upon approval by the Department of Community Services.

Adjournment:

The Hearing Officer adjourned the meeting at 5:40 PM.

Approved this 22nd day of November 2009.


Hearing Officer – Kent Broach


Secretary – Connie Tingley